



DATE FILED 10-13-2021

APPLICATION NUMBER 2021-741

For office use only

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners

Town of Matthews Planning Board

232 Matthews Station Street

Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:



A change in zoning classification of the property hereinafter described; or



A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 19353106, 19353108

Address of property: 2318 Williams RD

Location of property:

Title to the property was acquired on 09/01/2010

and was recorded in the name of Stone Gable LLC

whose mailing address is 3520 Lakeview RD, Mechanicsville, VA 23111

The deed is recorded in Book 25874 and Page 425 & 429 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15

Requested zoning classification: R-VS

List reason(s) why zoning should be changed (use separate sheet if necessary):

The Petitioner is requesting the rezoning of this site to accommodate the development of 54 single family detached dwelling units on the site with associated amenities and connectivity of existing surrounding neighborhoods as depicted in the site plan attached.

Application number

2021-741

For office use only

Linda Marks

dotloop verified
06/29/21 3:09 PM EDT
QMWC-ZOOPJLX2-KC6Z

Signature of property owner (must be original)

Linda Marks

Print name of property owner
Stone Gable, LLC

Property owner's mailing address

3520 Lakeview Road
Mechanicsville, VA 23111

Property owner's mailing address, continued

Property owner's mailing address, continued

804-402-8020

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Dhanesh Kumar

dotloop verified
06/29/21 9:42 PM EDT
U95P-RRYG-K8UE-RTJB

Petitioner other than owner (if any)

Dhanesh Kumar

Print name of petitioner
Kinger homes LLC

Petitioner's mailing address

215 n pine street unit 3206 charlotte nc
28202

Petitioner's mailing address, continued

Petitioner's mailing address, continued

704-550-1652

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

201-741

For office use only

19343417

TAX PARCEL

Keith Lashawn Jr & Kaydee Grace Garrett

PROPERTY OWNER NAME(S)

2325 TANFIELD DRMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19343419

TAX PARCEL

Nicholas Ryan & Amanda Desimone Lamar

PROPERTY OWNER NAME(S)

2324 TANFIELD DRMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19343424

TAX PARCEL

ENCLAVE AT TANFIELD HOMEOWNERS ASSOCIATION

PROPERTY OWNER NAME(S)

16501 NORTHCROSS DR STE DHUNTERSVILLE NC 28078

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353120 & 19353119

TAX PARCEL

JAMES WILLARD HAMBY & NEVA C (TST) (UTD)

PROPERTY OWNER NAME(S)

2320 SAM NEWELL RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19343420

TAX PARCEL

Kellen & Danielle Summers

PROPERTY OWNER NAME(S)

2318 TANFIELD DRMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19343418

TAX PARCEL

Marco John Dominic & Caitlyn Michelle Tuzzolino

PROPERTY OWNER NAME(S)

2331 TANFIELD DRMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19343498

TAX PARCEL

MOVIMIENTO INTERNACIONAL IGLESIA DE DIOS PENTECOSTAL INC

PROPERTY OWNER NAME(S)

PO BOX 691415MINT HILL NC 28227

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353117

TAX PARCEL

Samuel & Monserrate Cortez

PROPERTY OWNER NAME(S)

2348 SAM NEWELL RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2021-741

For office use only

19353116

TAX PARCEL

JOSE CARRILLO OROSCO

PROPERTY OWNER NAME(S)

2438 SAM NEWELL RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353114

TAX PARCEL

JEAN WEBB STEWART & RANDY WEBB

PROPERTY OWNER NAME(S)

2416 SAM NEWELL RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353112

TAX PARCEL

Richard E. & Diann M. Dale

PROPERTY OWNER NAME(S)

2532 NEWELL ROADMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353107

TAX PARCEL

JANE ELIZABETH & JEFFREY MCNEELY

PROPERTY OWNER NAME(S)

2400 WILLIAMS RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353115

TAX PARCEL

DEBORA A FAIRCLOTH

PROPERTY OWNER NAME(S)

2446 SAM NEWELL RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353113

TAX PARCEL

SALVATORE PECORELLA & KARRISSA RAE COOK

PROPERTY OWNER NAME(S)

2514 SAM NEWELL RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353109

TAX PARCEL

KIMBERLY J. & Michael J. GARDNER

PROPERTY OWNER NAME(S)

2304 WILLIAMS RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353105

TAX PARCEL

GEORGETA & GEORGE ANDRA

PROPERTY OWNER NAME(S)

2432 WILLIAMS RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2021-741

For office use only

19353172

TAX PARCEL

CARL P. & JENNIFER A. TAYLOR

PROPERTY OWNER NAME(S)

2305 TORY OAK PLMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353179

TAX PARCEL

WILLIAM F. MICHELLE R. LETCHER

PROPERTY OWNER NAME(S)

2409 TORY OAK PLMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353177

TAX PARCEL

DEAN & SHERI STITZ

PROPERTY OWNER NAME(S)

2335 TORY OAK PLMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353185

TAX PARCEL

CHRISTI HONEYCUTT

PROPERTY OWNER NAME(S)

2412 WILLIAMS RDMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353154

TAX PARCEL

ASSOCIATION INC MATTHEWS COMMONS OWNERS'

PROPERTY OWNER NAME(S)

PO BOX 18712CHARLOTTE NC 28218

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353178

TAX PARCEL

RANDALL & SUE LONG

PROPERTY OWNER NAME(S)

2403 TORY OAK PLMATTHEWS NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19353176

TAX PARCEL

AMH NC PROPERTIES LP

PROPERTY OWNER NAME(S)

30601 AGOURA RD SUITE 200AGOURA HILLS CA 91301

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19346201 & 19346239 & 19346244

TAX PARCEL

ASSOCIATION DUNNWOOD HOMEOWNERS

PROPERTY OWNER NAME(S)

421-D S SHARON AMITY RDCHARLOTTE NC 28211

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office October 13, 2021

Town Board of Commissioners formally accepts application and sets Public Hearing date November 8, 2021

Notices sent via mail to affected/adjacent property owners on or before December 27, 2021

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning January 10, 2022

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request January 25, 2022

Town Board of Commissioners approves or denies application February 14, 2022

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information which may result in an unfavorable decision.

Linda Marks

dotloop verified
06/29/21 3:09 PM EDT
NGCD-IZF2-RVOX-F0G3

Signature of ☒ Property Owner _____ Date _____
☐ Agent for Property Owner _____
☐ Other (please identify) _____

Dhanesh Kumar

dotloop verified
06/29/21 9:42 PM EDT
LLXJ-E6BU-9SJY-TQOI

Signature of ☐ Property Owner _____ Date _____
☐ Agent for Property Owner _____
☒ Other (please identify) Petitioner - Kinger Homes LLC

Signature of ☐ Property Owner _____ Date _____
☐ Agent for Property Owner _____
☐ Other (please identify) _____

2021-741

FREQUENCY	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
1	DOMINIC	MARCO JOHN	CAITLYN MICHELLE	TUZZOLINO	2331 TANFIELD DR	MATTHEWS	NC	28105
1	GARRETT	KEITH LASHAWN JR	KAYDEE GRACE	GARRETT	2325 TANFIELD DR	MATTHEWS	NC	28105
1	LAMAR	NICHOLAS RYAN	AMANDA DESIMONE	LAMAR	2324 TANFIELD DR	MATTHEWS	NC	28105
1	SUMMERS	KELLEN	DANIELLE	SUMMERS	2318 TANFIELD DR	MATTHEWS	NC	28105
1	WILLIAMS	ENCLAVE AT TANFIELD HOMEOWNERS ASSOCIATION	ANITA W	WILLIAMS	PO BOX 2427	HUNTERSVILLE	NC	28070
1	TAYLOR	ROSS B	JENNIFER A	TAYLOR	2229 RICE RD	MATTHEWS	NC	28105
1	CONTE	ASSOCIATION INC MATTHEWS COMMONS OWNERS	SHARON	CONTE	PO BOX 18712	Charlotte	NC	28218
1	MCLEOD	DARRELL			2305 TORY OAK PL	MATTHEWS	NC	28105
1	HONEYCUTT	BRENDA			2311 TORY OAK PL	MATTHEWS	NC	28105
1	LONG	CHRISTI			2317 TORY OAK PL	MATTHEWS	NC	28105
1	STITZ	RANDALL	SUE	LONG	2412 WILLIAMS RD	MATTHEWS	NC	28105
1	ANDRA	DEAN	SHERI	STITZ	2403 TORY OAK PL	MATTHEWS	NC	28105
1	MCNEELY	AMH NC PROPERTIES LP	GEORGE	ANDRA	2335 TORY OAK PL	MATTHEWS	NC	28105
1	WHITE	GEORGETA	JEFFREY	MCNEELY	30601 AGOURA RD SUITE 200	AGOURA HILLS	CA	91301
1	LEWIS	JANE ELIZABETH	PAMELA	GARRISON	2432 WILLIAMS RD	MATTHEWS	NC	28105
1	GARDNER	L B			2400 WILLIAMS RD	MATTHEWS	NC	28105
1	DALE	ASSOCIATION DUNNWOOD HOMEOWNERS	MICHAEL J	GARDNER	2433 WILLIAMS RD	MATTHEWS	NC	28105
1	PECORELLA	JAMES C JR	DIANN M	DALE	421-D S SHARON AMITY RD	Charlotte	NC	28211
1	WEBB	KIMBERLY J	KARRISSA RAE	COOK	2305 WILLIAMS RD	MATTHEWS	NC	28105
1	FAIRCLOTH	RICHARD E	JEAN WEBB	STEWART	2304 WILLIAMS RD	MATTHEWS	NC	28105
1	OROSCO	SALVATORE			2532 NEWELL ROAD	MATTHEWS	NC	28105
1	CORTEZ	RANDY			2514 SAM NEWELL RD	MATTHEWS	NC	28105
1	HAMBY	DEBORA A			2416 SAM NEWELL RD	MATTHEWS	NC	28105
1		JOSE CARRILLO			2446 SAM NEWELL RD	MATTHEWS	NC	28105
1		SAMUEL			2438 SAM NEWELL RD	MATTHEWS	NC	28105
1		JAMES WILLARD	MONSERRATE	CORTEZ	2348 SAM NEWELL RD	MATTHEWS	NC	28105
1		MOVIMIENTO INTERNACIONAL IGLESIA DE DIOS PENTECOSTAL INC	NEVA C	(TST) (UTD)	2320 SAM NEWELL RD	MATTHEWS	NC	28105
1					PO BOX 691415	MINT HILL	NC	28227

Polaris 3G Map – Mecklenburg County, North Carolina 2021-741 Williams Creek

Date Printed: 10/13/2021 10:46:26 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.